

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Pre-Existing Special Permit No. 20C

DATE: February 24, 2003

SCHEDULED PLANNING COMMISSION MEETING

DATE: March 19, 2003

PROPOSAL: To replace an existing concrete batch facility to a height of 85', exceeding the maximum permitted district height of 75'.

LAND AREA: 23.070 acres, more or less, according to County Assessor

CONCLUSION: This application generally conforms to the Comprehensive Plan, and appears to have no negative impact on the public or surrounding area.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 56 I.T., located in the N1/2 Section 4-10-7, Lancaster County, Nebraska

LOCATION: North 63rd Street and Cornhusker Highway

APPLICANT: Nebco, Inc.
1815 Y Street
Lincoln, NE 68501
434.1800

OWNER: Same as Applicant

CONTACT: Charles Soukup
1815 Y Street
Lincoln, NE 68501
434.1800

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Industrial, concrete batch plant

SURROUNDING LAND USE AND ZONING:

North:	Industrial	I-1 Industrial
South:	Industrial	I-1 Industrial
East:	Industrial	I-1 Industrial
West:	Industrial	I-1 Industrial

HISTORY:

Aug 1996 Pre-Existing Special Permit 20B allowed the construction of a silo 100' in height, replacing a silo 82' in height. The maximum district height was 75'.

Jan 1990 Pre-Existing Special Permit 20A allowed the construction of a silo 82' in height, replacing a silo 97' in height. The maximum district height was 75'.

May 1979 The 1979 zoning update changed the zoning on this property from L Heavy Industrial to I-1 Industrial.

TRAFFIC ANALYSIS:

This property is located along U.S. Highway 6, a road with a current and future designation as Principal Arterial.

ENVIRONMENTAL CONCERNS:

This is an application to alter the height of a permitted structure. The use will remain the same. The affect of this change in height on the environment is anticipated to be negligible. The Lancaster County Health Department has not identified any negative public health concerns associated with this application.

AESTHETIC CONSIDERATIONS:

The property owner already has multiple structures on this site that approach the maximum district height of 75'. There is also at least one tower that exceeds the district maximum, which is the 100' tall concrete silo that was the subject of Pre-Existing Special Permit 20B. The tower at issue in this application is currently approximately 2' taller than it will be after replacement.

ANALYSIS:

1. This is a request for a Pre-Existing Special Permit to allow the construction of a tower that exceeds the maximum district height of 75'. The new tower will be less than 85' tall, and approximately 2' shorter than the existing tower.
2. The additional height over the district maximum is needed to accommodate the reconstruction of portions of this existing tower.

3. The existing tower was constructed prior to 1979, at which time the height of the tower did not exceed the district maximum.
4. The tower at issue in this application is shown in the attached Section 1-1 as the Aggregate Bin tower.
5. There are no City departments that have raised an objection to this application.

CONDITIONS:

Site Specific:

1. This approval permits a height of 85' for this tower.

General:

2. This facility will require a building permit, and must conform to building code requirements.
3. The construction plans shall conform to the approved plans.

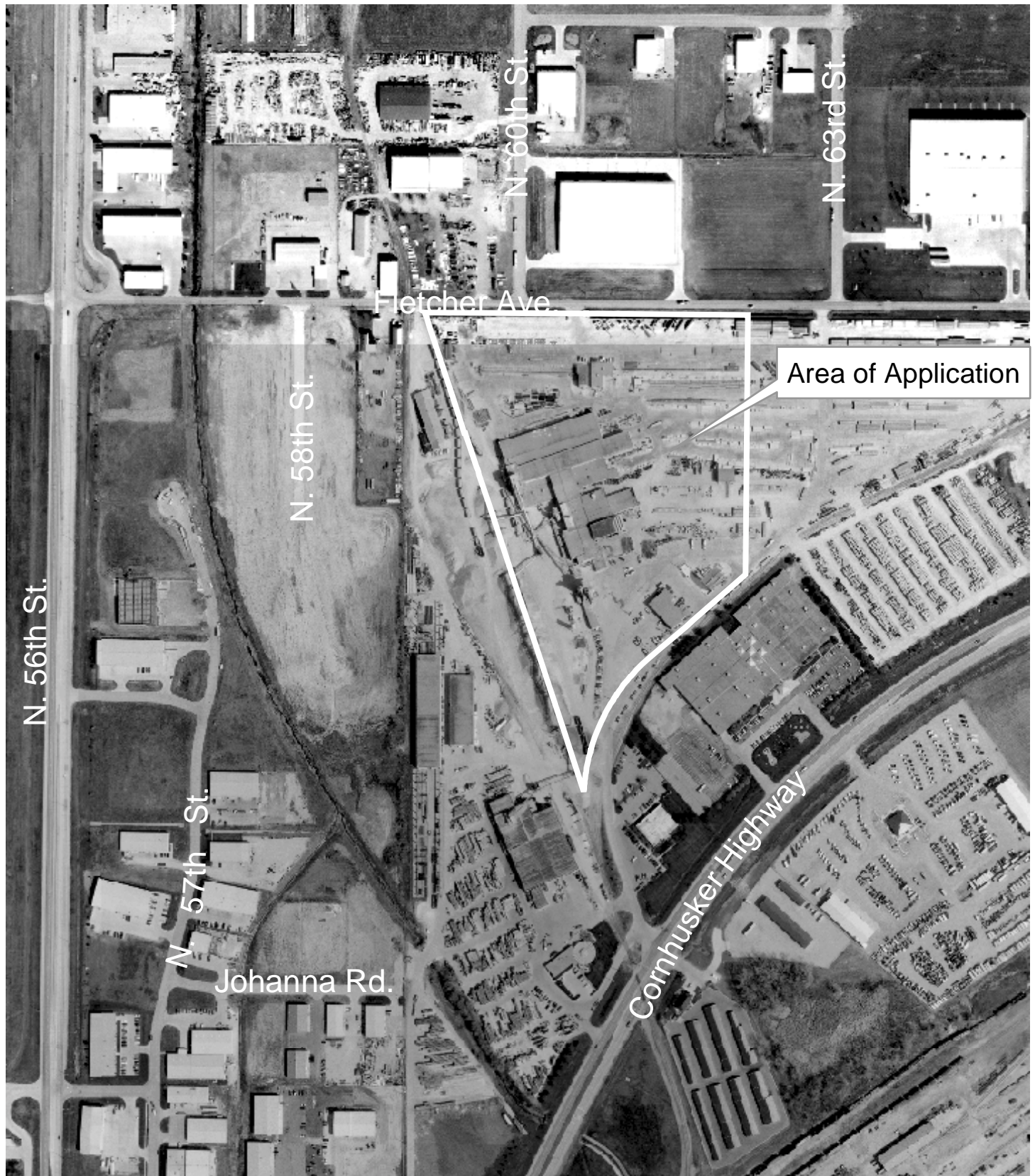
STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before placing this facility into operation, all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.3 This resolution's terms, conditions, and requirements bind and obligate the Permittee, its successors and assigns.
 - 4.4 The Permittee shall sign and return the Letter of Acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30 day period may be extended up to six months by administrative amendment.

- 4.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Greg Czaplewski
Planner



Pre-existing Use Permit #20C
N. 63rd & Cornhusker Hwy.



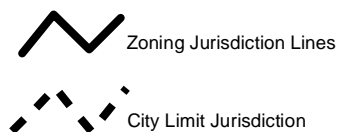


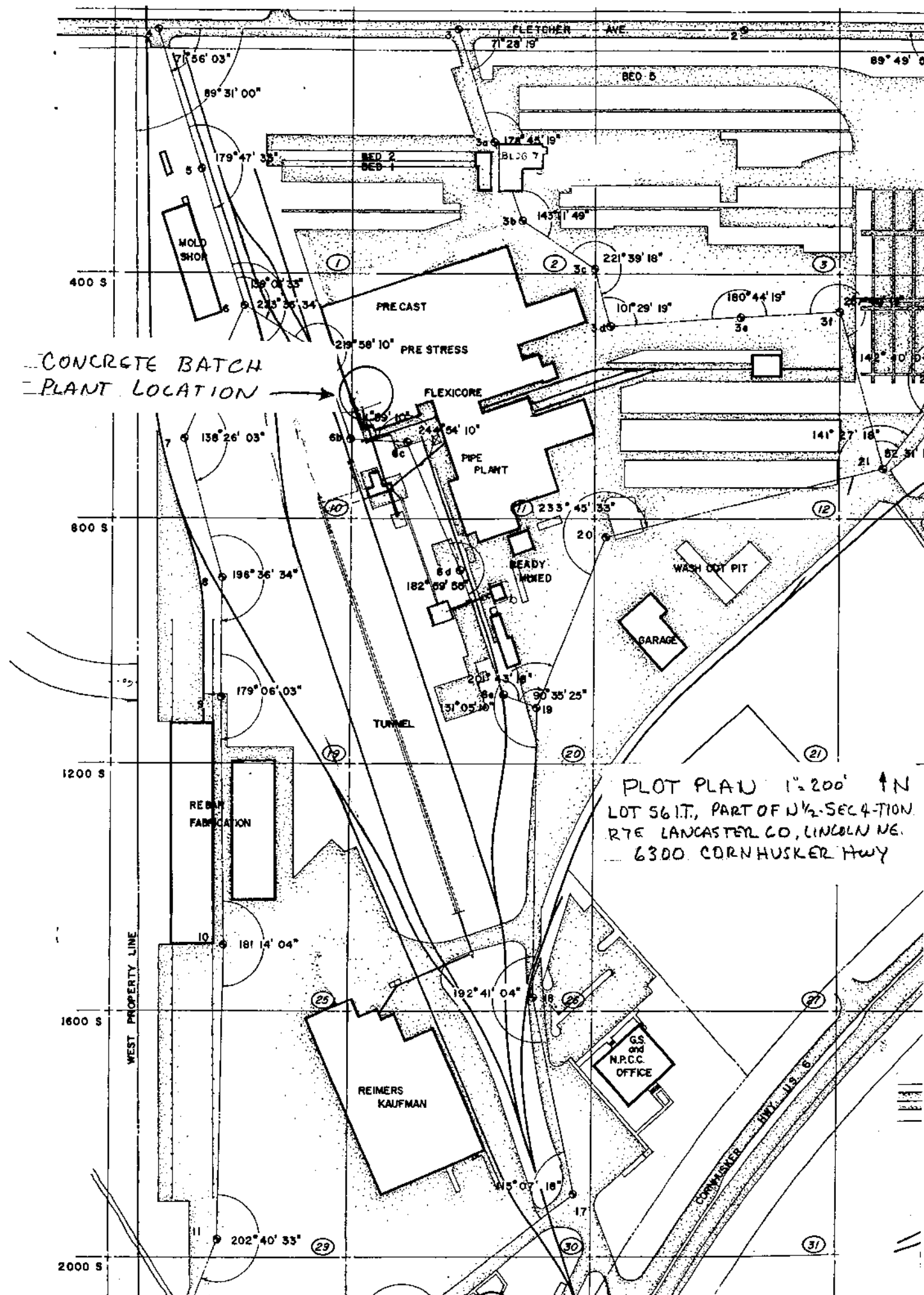
Pre-existing Use Permit #20C N. 63rd & Cornhusker Hwy.

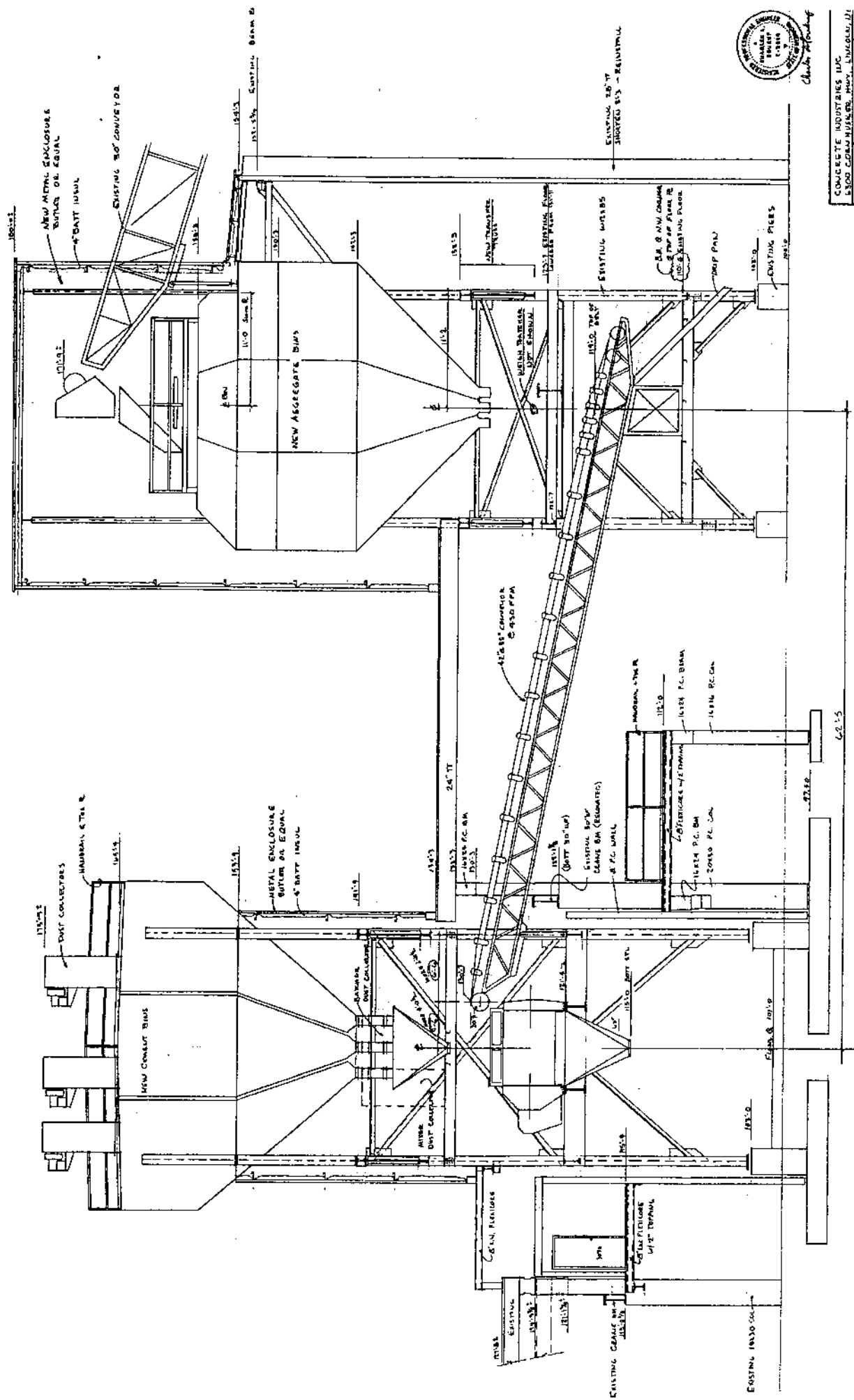
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec.4 T10N R7E







WITNESSES: JACQUES
D. O. DE GUY
JACQUES

EXISTING 30" CONVEYOR

---4" DATE 1950

NEW AGENCY MAIL

42° 55' 00" N
E 450 W PM

CLAVE BM (RESUMATE)

6809714 4471855

EXHIBIT 25-77
INFORMATION 813 - 2510270000

U.S. & N.Y. Consular
2 For the Fleet 72

Dachstuhl

2000 OFFICIAL GUIDE

FLYING 101.0

2

5. 2014

6215

E. J. JORDAN, JR., INC.

SECRET 1-1

SECTION 5
1001 ADJ. 1001

WEST END MODEL

9

SECTION 3		WEST END MODEL		DATE: 11/10/86	
CONCRETE INDUSTRIES INC.		5300 COMMERCE HWY., LINCOLN, NE		PROJECT NO. 110	
DATE: 11/10/86		PROJECT NO. 110		SHEET NO. 1	

